

A3 LAKESIDE PARK, NEPTUNE CLOSE, MEDWAY CITY ESTATE, ROCHESTER, KENT ME2 4LT



MODERN INDUSTRIAL WAREHOUSE UNIT

3,544 SQ. FT. (327.7 M²)

TO LET

WATSON DAY
CHARTERED SURVEYORS

01634 668000
watsonday.com

LOCATION

Lakeside Park is located off Neptune Close on the Medway City Estate, an established industrial and commercial area where some 2 million sq. ft. of accommodation has been developed since 1986. There is good access to Junctions 1 & 4 of the M2 motorway via the Medway Towns Northern Relief Road and the Medway Tunnel. The M2 in turn gives good access to the M25 and London orbital motorway to the west and the channel ports to the east.

DESCRIPTION

The property comprises a mid-terraced light industrial/warehouse unit of steel portal framed construction with elevations clad with insulated sheeting. Salient features:-

- Sectional up & over door
- Separate personnel door
- 6m eaves height
- 3 phase electricity
- Male and female WCs
- 1st floor office with gas fired heating & carpeting
- Kitchenette area
- Dedicated parking/loading area

ACCOMMODATION

Warehouse/production area	3,138 sq. ft.	(290.62 m ²)
First floor office	406 sq. ft.	(37.12 m ²)
Total	3,544 sq. ft.	(327.74 m²)

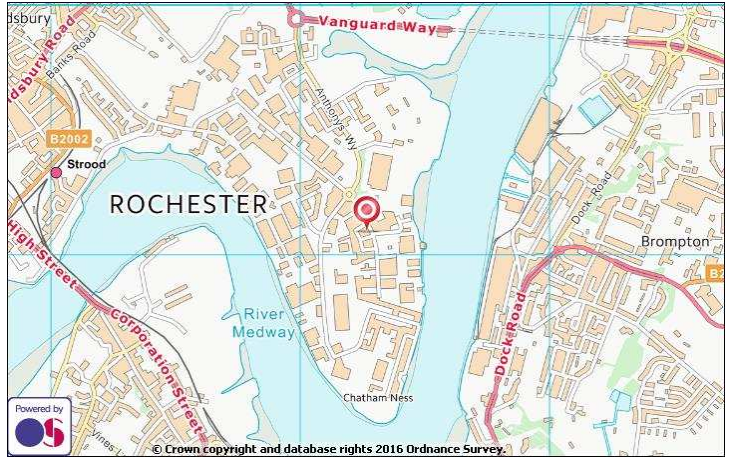
LEASE TERMS & RENT

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENT

£35,000 per annum.

LOCATION PLAN



VAT

We are advised the property is not elected for VAT and therefore VAT will NOT be payable.

SERVICE CHARGE

An estate service charge is payable by the tenant to contribute towards maintenance and upkeep of the common parts of the estate.

BUSINESS RATES

We understand from the VOA website that the current entry in the Rating List is Rateable Value £22,250.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has been rated Band C (69) and is valid until 08.07.2022. An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment via the joint agents:-

WATSON DAY CHARTERED SURVEYORS

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2 The Oaks Business Village, Revenge Road, Lordswood, Chatham, Kent ME5 8LF

IMPORTANT NOTICE:

Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 1) All rents, prices or other charges given are exclusive of VAT;
- 2) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically stated;
- 3) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
- 4) No person in the employment of Watson Day Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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